



Design + Sustainability Advisory Panel Meeting Report – 24 June 2021

DA2021/0619- 15 Jubilee Avenue WARRIEWOOD

## PANEL COMMENT AND RECOMMENDATIONS

### *General*

The proposal is for the development of a vacant site within the Warriewood Valley Locality for the purpose of a two-storey industrial and storage facility comprising of 24 Light Industrial Units and 59 self-storage units.

The Panel has been provided with Council's Urban Design Comments and concurs with them.

### *Strategic context, urban context: surrounding area character*

The proposal fits with the light industrial urban context and character of the surrounding area.

### *Scale, built form and articulation*

The scale and built form is appropriate. Although the required setback is 6m, some concession could be made to provide some articulation to the facade that is currently a flat plane relying entirely on changes in colour and material to provide visual interest.

Articulation could be achieved by allowing the windows and yellow panel sections to project by up to 700mm or so.

The Panel is not concerned by minor breaches of the height limit in this location as it has no adverse impacts on adjoining sites. This will need to be addressed in a cl4.6 request to vary a development standard when submitting the DA.

The Panel would support any further height breaches resulting from the incorporation of PV panels.

### **Recommendations.**

1. Allow for some intrusions of the built form into the 6m setback to provide visual interest and articulation.
2. Allow for further minor breaches of the height limit that may result from the introduction of PV panels and the like.

### *Access, vehicular movement and car parking*

Circulation is clear and direct. The design makes good use of the changes in the level of the road. Waste servicing adequate and as noted is accommodate within the individual units.



### **Recommendations**

3. No changes required for traffic and manoeuvring, however, refer to notes regarding 'Amenity' that might involve a reconfiguration and reduction in parking by 2 spaces to accommodate an outdoor sitting area for workers.

### ***Landscape***

There is insufficient detail in the landscape drawings provided to make detailed comments.

The site density allows little opportunity to reach the desired target of 40% canopy cover.

### **Recommendations.**

4. Provide details of Landscape treatments to site easements and to the eastern and western boundaries.
5. Plant more large endemic canopy trees on side easements and front setback

### ***Amenity***

Although the proposal is for utilitarian buildings, more consideration could be given to creating a pleasant environment for workers and visitors. This relates to the landscape potential but consideration for shade structure and the introduction of planter could be considered where vehicle movements allow it.

The amenity of the offices in units 4 and 5 is very poor.

### **Recommendations.**

6. Consider incorporating a shaded outdoor sitting area possibly as an extension of the removable bridge above the Sydney water easement between units 12 and 13. This area could be widened to provide outlook and over look the street. An intrusion into the 6m setback zone here would be acceptable. The panel notes that there is an excess of 2 car parking spaces this would allow the removal of spaces 10 and 11 on the level 1.

Alternatively, jockey parking could be investigated with the aim of converting some or all of the area beneath offices 14 and 15 into a social space.

7. The wall opening to the stormwater easement should be as large as possible to maximise the amount of natural light and ventilation available to units 4 and 5

### ***Façade treatment/Aesthetics***

Appropriate for the area.

### ***Sustainability***

The proposal is quite conventional, and as noted, appropriate for the area, however the Panel would strongly encourage the applicant and architect to explore ways to make this building an exemplar of sustainability going beyond the compliance commitments noted in the BCA report.

This could be achieved in a number of ways.

### **Recommendations.**

8. Specify a 'minimum compliance building and estimate improvements due to environmental initiatives.
9. Maximise the amount of PV on the extensive roof.



10. Consider the inclusion of E-V charging points
11. Full electrification and no gas in anticipation of decarbonisation of the grid
12. Rainwater collection for reuse and washdown, this would require high level collection that could be accommodate by increasing the size of the detention tank or installing a separated tank and pump.
13. Investigate material choices with low embodied carbon; low carbon concrete mixes with 70% less cement are readily available.
14. Select roofing materials with high albedo roof to reduce urban heat and install high insulation levels
15. Introduction of vents and skylights and noting that these should have upper and lower translucent layers to minimise heat transfer.
16. Maximise the shading of the upper open deck area by generous roof overhangs.
17. Use of high efficiency lighting in association with build control systems.
18. Investigate the potential to draw cool air from the lower level that could act as a 'labyrinth'.

## PANEL CONCLUSION

**The Panel supports the proposal in its current form, if accompanied by more detailed landscape design.**

**The panel strongly encourages the applicant and architect to investigate strategies to make this building 'net ZERO ready' through a range of initiatives mentioned and others.**

**The panel believes that high efficiency low carbon buildings (even relatively straight forward light industrial buildings) will be in higher demand.**